

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: ***The Shipley Center Health & Wellness Annex***
2. Name of applicant: ***Michael M. Smith, Executive Director***

3. Address and phone number of applicant and contact person:

**Michael M. Smith, Executive Director
Sequim Senior Services, d/b/a Shipley Center
921 E. Hammond St./PO Box 1827
Sequim, WA 98382
360-683-6806, ext. 11**

4. Date checklist prepared: **6/28/2021**

5. Agency requesting checklist: **City of Sequim**

6. Proposed timing or schedule (including phasing, if applicable):

Construction to occur in 2022

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical Engineering Report prepared by Riley Group, 2/17/2021

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Yes, a Minor Plat Alteration is being submitted to combine Lots 2,3,4 & 6. Concur with Checklist. - TW

10. List any government approvals or permits that will be needed for your proposal, if known.

**City of Sequim Minor Plat Alteration
City of Sequim Design Review
City of Sequim Building Permit
WSEC Compliance forms for a Commercial building
City of Sequim Grading Permit
City of Sequim Sign Permit**

Concur with Checklist. - TW

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Shipley Center Health & Wellness Annex will be a 6,508sf, one-story recreational facility with an exercise room, demonstration (commercial) kitchen, patio, administrative office, conference room, restrooms and storage space. The purpose of the facility is to promote health and wellness for seniors by providing spaces for exercise classes, group recreational activities and healthy eating and cooking classes and demonstrations. It will be an annex to the main Shipley Center building which is located across E. Hammond Street to the south of the proposed building site. The site will provide 70 parking spaces (including 8 ADA spaces), "dark-sky" night lighting fixtures and accessible walkways around the site.

Concur with Checklist. - TW

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposed project will be located on the north side of E. Hammond Street across the street from the Shipley Center's existing building.

Lots 2, 3,4 and 6 of Palmco Business Park

Westerly 15 of Lot 2 of Palmco Business Park Short Plat

Recorded in Volume 31 of Short Plats, Page 23

Under AFN 2005-1155329 being a portion of the Northwest Quarter of the Southeast Quarter of Section 20, Township 30 North, Range 3 West, W.M., Clallam County, Washington

Concur with Checklist. - TW

See Site Plan, Vicinity Map and Survey attached.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other **Flat**

Concur with Checklist. - TW

b. What is the steepest slope on the site (approximate percent slope)?

Approximately 12.5%

Staff could not find slopes of this grade on the relatively flat site. - TW

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. ***The site is underlain by up to 2.5 feet of medium dense fill comprised of gravelly silty sand over medium dense to dense sandy gravel to gravelly sand. See geotechnical report.***

Concur with Checklist. - TW

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. ***No***

Concur with Checklist. - TW

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Grading will occur across the entire site site for the building pad, parking lot, curbs and gutters and walkways.

Concur with Checklist. - TW

Excavation will occur for the building pad and foundation, utilities trenches and storm drainage system.

- ***Excavation (including 0.1 FT scarification) = 205.3 CY***
- ***Over-Excavation (Design compaction factor =70%. Over-excavate building pad by 2 FT and pavement by 1 FT.***

Fill – will be provided by the Contractor from a local supplier/quarry.

- **Crushed Surface = 173.3 TON**
- **Gravel Base = 356 TON**

Concur with Checklist. - TW

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion at trenches for utilities and the stormwater drainage basin could occur during construction if proper construction techniques are not utilized, however Project Specifications will provide for erosion control measures to be implemented during construction.

Concur with Checklist. - TW

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
(17324.63 SF impervious surface/21202.16 SF lot area)x100% = 81.71% of the site will be covered with impervious surfaces.

Concur with Checklist. - TW

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Erosion control measures will be continuously implemented during construction activities. Project Specifications will require the Contractor to implement Best Management Practices (BMP's) as defined by the Department of Ecology during construction of the project. The Contractor will also be required to implement a Spill Prevention, Control and Countermeasures plan.

Staff concurs with the checklist description. The City of Sequim standards require that all proposals treat and/or infiltrate stormwater runoff on site consistent with the DOE Stormwater Management Manual for Western Washington, 2012, updated 2014. - TW

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Exhaust emissions and odors from equipment, both diesel and gas operated, will take place during construction. Dust will be emitted during excavation and grading activities. No additional emissions will be created from this proposal.

Concur with Checklist. - TW

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None known.**

Concur with Checklist. - TW

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
The Project Specifications will include provisions for dust control during construction. The Contractor will minimize dust nuisance by cleaning, sweeping, sprinkling water, or other means. Internal combustion engines shall not be allowed to idle for prolonged periods of time. The Contractor will also be required to maintain construction vehicles and equipment in good repair.

Concur with Checklist. - TW

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **No.**

Concur with Checklist. - TW

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **No.** **Concur with Checklist. - TW**

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **None.** **Concur with Checklist. - TW**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No.** **Concur with Checklist. - TW**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **No** **Concur with Checklist. - TW**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No.** **Concur with Checklist. - TW**

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **No** **Concur with Checklist. - TW**

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve **None.** **Concur with Checklist. - TW**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
Surface water generated from the proposed impervious surfaces of the building, walkways and parking lot will be collected in new catch basins and conveyed to a new underground drainage basin. Water will then infiltrate into the underlying gravel soils. Surface water will also drain to rain gardens along the perimeter of the property. **Consistent with the DOE Stormwater Management Manual for Western Washington, 2012, updated 2014. - TW**

2) Could waste materials enter ground or surface waters? If so, generally describe.
Yes, illegal dumping of contaminants into the City's storm water system could result in waste materials entering the ground water system. The City's stormwater ordinance and municipal code prohibits such activities.

The review of this application does not include allowing waste materials entering the ground water system. Any discharge of waste materials to the ground will be prohibited. - TW

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No.** **Concur with Checklist. Drainage will be consistent with the DOE Stormwater Management Manual for Western Washington, 2012, updated 2014. - TW**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The Project will be designed to meet the requirements of the 2019 Department of Ecology (DOE) Stormwater Management Manual for Western Washington for the treatment and disposal of stormwater. Treatment will be accomplished through the use of DOE approved treatment methods or low-impact development strategies. Disposal will be accomplished by infiltration.

Concur with Checklist. - TW

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site:

☒ **deciduous tree:** alder, maple, aspen, other
There are ornamental non-bearing fruit trees at the planting strip along sidewalk planted by others.
☐ **evergreen tree:** fir, cedar, pine, other
☐ **shrubs**
☒ **grass and weeds**
☐ **pasture**
☐ **crop or grain**
☐ **Orchards, vineyards or other permanent crops.**
☐ **wet soil plants:** cattail, buttercup, bullrush, skunk cabbage, other
☐ **water plants:** water lily, eelgrass, milfoil, other
☐ **other types of vegetation**

Concur with Checklist. - TW

- b. What kind and amount of vegetation will be removed or altered? **Grass and weeds.**

Concur with Checklist. - TW

- c. List threatened and endangered species known to be on or near the site. **None.**

Concur with Checklist. - TW

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

A landscape planting plan is attached. The plant list will include native and drought tolerant plants and trees.

Concur with Checklist. - TW

- e. List all noxious weeds and invasive species known to be on or near the site. **None.**

Concur with Checklist. - TW

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

No animals or birds have been seen on the site except domestic dogs being walked by neighbors.

Concur with Checklist. - TW

b. List any threatened and endangered species known to be on or near the site. **None.**

Concur with Checklist. - TW

c. Is the site part of a migration route? If so, explain.

No, to the best of our knowledge and observation, the site is not part of any migration route.

Concur with Checklist. - TW

d. Proposed measures to preserve or enhance wildlife, if any:

We are providing many types of drought tolerant plants that will attract birds and bees.

Concur with Checklist. - TW

e. List any invasive animal species known to be on or near the site.

None. We have never seen any invasive species on or near the lots.

Concur with Checklist. - TW

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric air-source heat pumps will heat and cool the building.

Electric on-demand water heaters will provide hot water.

A propane gas range will be used at the demonstration kitchen and at an outdoor fire pit at a patio.

Concur with Checklist. - TW

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the proposed building would not block southern exposure at adjacent properties.

Concur with Checklist. - TW

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

Exterior walls will be constructed of Structural Insulated Panels which reduce air leakage and heat loss.

Air-source ductless heat pumps with high efficiency rating for building heating.

Insulation at slab, walls and roof.

Windows and doors with low U-values.

Solar-tubes at restrooms, storage, office and conference room to provide daylight.

LED light fixtures will be provided.

Electric vehicle charging station in the parking lot.

Concur with Checklist. - TW

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

Environmental health hazards that could occur during construction would include spilling of fuels, lubricants and coolants for construction equipment.

Concur with Checklist. - TW

1) Describe any known or possible contamination at the site from present or past uses.

No known or possible contamination at the site from present or past uses.

Concur with Checklist. - TW

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

Concur with Checklist. - TW

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

During construction, toxic and hazardous chemicals, consisting of fuels, lubricants and coolants for construction vehicles and equipment will be present on site.

Concur with Checklist. - TW

When the proposed building is occupied janitorial cleaning products such as bleach and ammonia may be stored and used in the regular maintenance of the facility.

Propane gas will be stored in a 500 gallon tank on-site underground.

Concur with Checklist. - TW

- 4) Describe special emergency services that might be required.

Special emergency services that could be required in the event of a building fire or personal injury would be an ambulance or a fire truck.

Concur with Checklist. - TW

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Cleaning products will be stored in a storage area that does not have public access. The propane tank will be serviced by a propane company. There will be a propane shut-off valve at the exterior of the building.

The required Stormwater Pollution Prevention Plan (SWPPP) will be required to provide measures to prevent and, should they occur, contain accidental spills. - TW

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There could be some traffic noise from adjacent commercial properties.

Concur with Checklist. - TW

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term noise from machinery during working hours will occur during the course of construction from 7:00 a.m. to 6:00 p.m., weekdays, unless otherwise approved by the City and the Shipley Center.

Concur with Checklist. - TW

- 3) Proposed measures to reduce or control noise impacts, if any:

Working hours will be established in the Project Specifications limiting working hours to weekdays from 7:00 a.m. to 6:00 p.m., or in accordance with City Ordinances on working hours, unless otherwise approved by the City and the Shipley Center. Equipment shall not be allowed to idle for extended periods of time.

Concur with checklist. Hours of construction will be limited to 7:00 AM through 7:00 PM Monday through Saturday. - TW

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site and adjacent properties is vacant land and commercial buildings. The site is located within the Palmco Business Park short plat.

Concur with Checklist. - TW

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **No.**

Concur with Checklist. - TW

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No.**

Concur with Checklist. - TW

- c. Describe any structures on the site. **None.**

Concur with Checklist. - TW

- d. Will any structures be demolished? If so, what? **None.**

Concur with Checklist. - TW

- d. What is the current zoning classification of the site?
City of Sequim, CB Community Business

Concur with Checklist. - TW

- f. What is the current comprehensive plan designation of the site?
The site is within the City of Sequim Urban Growth Area. Sequim's Future Land Use Map indicates CB Community Business as the future land use designation for the site. Uses include retail, services and public facilities.

Concur with Checklist. - TW

- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable – no shoreline.

Concur with Checklist. - TW

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No.

Concur with Checklist. - TW

- i. Approximately how many people would reside or work in the completed project?
One full-time employee

Concur with Checklist. - TW

- j. Approximately how many people would the completed project displace? **None.**

Concur with Checklist. - TW

- j. Proposed measures to avoid or reduce displacement impacts, if any:
None – no displacements.

Concur with Checklist. - TW

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Compliance with zoning requirements and Future Land Use designations.**

Concur with Checklist. The proposed use is an allowed use under the current zoning regulations. - TW

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None – not agricultural or forest land.**

Concur with Checklist. - TW

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **None.**

Concur with Checklist. - TW

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None.**

Concur with Checklist. - TW

- c. Proposed measures to reduce or control housing impacts, if any: **None – no impact to housing.**

Concur with Checklist. - TW

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **The tallest part of the building is 31'-1" above the walkway. The principal building materials proposed are metal roofing, fiber-reinforced cement lap siding, painted wood posts and trim.**

Concur with Checklist. - TW

- b. What views in the immediate vicinity would be altered or obstructed? **Views from E. Hammond Street looking north to buildings on the north side of E. Espeseth Way and views from the north side of E. Espeseth Way looking south across E. Hammond Street would be altered. Also, views looking east from S. Lee Chatfield and west from S. Palmco Way would be altered by the proposed building and landscaping.**

Concur with Checklist. - TW

- b. Proposed measures to reduce or control aesthetic impacts, if any: **There will be extensive landscaping with drought tolerant shrubs, ground cover and trees along the sidewalk, adjacent to parking, around the patio at the east side of the building and along the north side of the building adjacent to Espeseth Way.**

Concur with Checklist. The proposal is reviewed for consistency with the City's design review standards to maintain the vision of the rural heritage of the city of Sequim. - TW

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **There will be night lighting for the parking lot, the patio and the exterior of the building. Light poles will be located in the parking lot and wall or soffit-mounted light fixtures will light walkways around the south, east and north sides of the building. Lighting will go on at dusk and turn off at dawn. It will be controlled by photocells.**

Concur with Checklist. - TW

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Lighting will not spill out beyond the property line. Lighting or glare will not be a safety hazard or interfere with views. See Photometric Plan.
 Concur with Checklist. - TW
- c. What existing off-site sources of light or glare may affect your proposal? **None.**
 Concur with Checklist. - TW
- d. Proposed measures to reduce or control light and glare impacts, if any:
Dark-sky light fixtures or fixtures with cut-off angles will be provided.
 Concur with Checklist. - TW

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Informal recreational opportunities in the immediate vicinity including walking and bicycling.
 Concur with Checklist. - TW
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No.**
 Concur with Checklist. - TW
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **Recreational activities will be provided for Seniors at the proposed Health & Wellness Annex for members of the Shipley Center.**
 Concur with Checklist. - TW

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. **No buildings, structures or historically significant sites are located on or near the site.**
 Concur with Checklist. - TW
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **There are no landmarks, features or evidence of Indian or historic use or occupation at the site. This would have been researched when the property was short-platted to be Palmco Business Park in 2005. We have informed David Brownell, Tribal Historic Preservation Officer with the Jamestown S'Klallam Tribe and the State Historic Preservation Office of the project.**
 Concur with Checklist. - TW
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
Researched WISAARD (Washington Information System for Architectural and Archaeological Records Data) for information. See attached document indicating no historic sites or structures near the proposed site.
 Concur with Checklist. - TW
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
None. **As with all land use permits in Sequim, project proponent and/or their contractors are required to stop work and immediately notify the City of Sequim, the S'Klallam Tribe, and the Washington State Office of Archeology and Historic Preservation if any historical or archaeological artifacts are uncovered during development.** - TW

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is bound by local collector street E. Hammond Street to the south and the alley E. Espeseth Way on the north. The closest arterial is E. Washington Street which is one block north of E. Espeseth Way. A Traffic Impact Analysis was prepared in 2020 by Heath & Associates for the Shipley Center to determine the traffic impacts created by the proposed building.

Concur with Checklist. - TW

- c. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Public transit (buses) primarily run east-west on E. Washington Street one block to the north of the site. Clallam Transit operates a Sequim Shuttle Bus Line 40 that currently stops at the Shipley Center.

Concur with Checklist. - TW

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? ***The completed proposal will provide 70 additional parking spaces. No spaces would be eliminated***

Concur with Checklist. - TW

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). ***A mid-block crosswalk on E. Hammond between S. Palmco Way and S. Lee Chatfield Avenue is proposed. Also, a crosswalk crossing E. Hammond at the intersection with Lee Chatfield will be provided. The improvements will be public.***

Concur with Checklist. - TW

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. ***No.***

Concur with Checklist. - TW

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? ***Heath & Associates Traffic Impact Analysis prepared in 2020 for the Shipley Center states that 7 vehicle trips per day would be generated. Peak volume would be around 4PM mid-week.***

Concur with Checklist. - TW

Please see Traffic Impact Analysis

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. ***No.***

Concur with Checklist. - TW

- h. Proposed measures to reduce or control transportation impacts, if any: ***None.***

Concur with Checklist. The City of Sequim Public Works Department/City Engineer will review any street or street frontages for consistency with the current city street standards.. - TW

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **No.**

Concur with Checklist. - TW

- b. Proposed measures to reduce or control direct impacts on public services, if any. **None**

Concur with Checklist. - TW

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Note: The utilities above indicated in bold text and underlined will serve the proposed building.

Concur with Checklist. - TW

- d. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Proposed utilities would be provided by:

City Of Sequim Water and Sewer

PUD #1 Clallam for electricity

Waste Connections for refuse collection

Centurylink for telephone

Propane gas will be provided by a local independent supplier.

Local Propane gas supplier.

Concur with Checklist. - TW

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee **Michael M. Smith**

Position and Agency/Organization:

Executive Director, Sequim Senior Services dba Shipley Center

Date Submitted: 6/30/2021 _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.